TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2736
December 21, 2016, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:
Worksession Report:
Director's Report:
Review TMAPC Receipts for the month of November 2016

1. Minutes of December 7, 2016, Meeting No. 2735

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. LS-20944 (Lot-Split) (CD 6) – Location: North of the northeast corner of East 11th Street South and South Garnett Road

3. LS-20945 (Lot-Split) (County) – Location: West of the southwest corner of East 60th Place North and North 140th East Avenue

4. LS-20946 (Lot-Split) (CD 1) – Location: North of the northeast corner of North Peoria Avenue and East Admiral Place (related to LC-834)

5. LC-834 (Lot-Combination) (CD 1) – Location: North of the northeast corner of North Peoria Avenue and East Admiral Place (related to LS-20946)

6. LS-20947 (Lot-Split) (CD 4) – Location: North of the northwest corner of South Harvard Avenue and East 17th Street South (related to LC-835)

7. LC-835 (Lot-Combination) (CD 4) – Location: North of the northwest corner of South Harvard Avenue and East 17th Street South (related to LS-20947)
8. **LS-20948** (Lot-Split) (CD 1) – Location: North of the northeast corner of North Denver Avenue and West Haskell Place (related to LC-836)

9. **LC-836** (Lot-Combination) (CD 1) – Location: North of the northeast corner of North Denver Avenue and West Haskell Place (related to LS-20948)

10. **LS-20950** (Lot-Split) (CD 9) – Location: North of the northwest corner of South Peoria Avenue and East Skelly Drive (related to LC-838)

11. **LC-838** (Lot-Combination) (CD 9) – Location: North of the northwest corner of South Peoria Avenue and East Skelly Drive (related to LS-20950)

12. **LC-846** (Lot-Combination) (CD 3) – Location: East of the northeast corner of South Sheridan Road and East Admiral Place

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

**PUBLIC HEARINGS:**

13. **CZ-447 Stephen Schuller** (County) Location: West of the southwest corner of West 21st Street and South 49th West Avenue requesting rezoning from RS to CG (continued from December 7, 2016)

14. **CZ-448 Jim Beach** (County) Location: North of the northwest corner of South Peoria Avenue and East 141st Street requesting rezoning from AG to CS. **(Staff requests continuance to February 1st, 2017)**

15. **Z-7162 Plat Waiver** (CD 9) Location: West of the southwest corner of East 51st Street South and South Yale Avenue

16. **Z-7367 Josh Miller** (CD 1) Location: Southwest corner of East 36th Street North and North Lewis Avenue requesting rezoning from AG/RS-3/RMH/CS/CH to IM with Optional Development Plan.

17. **Z-7371 Miguel Gomora** (CD 3) Location: North and west of the northwest corner of East 11th Street South and South Garnett Road requesting rezoning from RS-3 to CG.

**OTHER BUSINESS**

18. **Adopt Resolution 2736:961** to concur with the findings and recommended actions contained within the small area plan review project.
19. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.
# TMAPC RECEIPTS
Month of November 2016

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* Advertiser, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.
## TMAPC Receipt Comparison

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12/15/2016
# Case Report Prepared by:
Dwayne Wilkerson

## Location Map:
*shown with County Commission Districts*

[Map Image]

## Case Number:
CZ-447

## Hearing Date:
December 21, 2016

## Owner and Applicant Information:
- **Applicant:** Stephen Schuller
- **Property Owner:** CODY/MORGAN LLC
  Tommy & Maxine Cody Rev Trust

## Applicant Proposal:
- **Present Use:** Vacant
- **Proposed Use:** Commercial
  - **Concept summary:** Combine all of the current ownership into a single zoning district anticipating future business expansion.
  - **Tract Size:** 4 ± acres
  - **Location:** West of the southwest corner of W. 21st St. and S. 49th W. Ave.

## Zoning:
- **Existing Zoning:** RS
- **Proposed Zoning:** CG

## Comprehensive Plan:
- **Land Use Map:** N/A
- **Stability and Growth Map:** N/A

## Staff Data:
- **TRS:** 9217
- **CZM:** 35
- **Atlas:** 262, 201

## Staff Recommendation:
Staff recommends approval.

## County Commission District:
2
- **Commissioner Name:** Karen Keith

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**REVISED 12/14/2016**
Z-4370 March 1973: Staff and TMAPC concurred in denial of a request for rezoning a tract of land from RS-2 to RMH for a mobile home park, on property located south of the southwest corner of W. 49th E. Ave. and W. 21st St. and also known as a part of the subject property.

Surrounding Property:

CZ-394 October 2008: All concurred in approval of a request for rezoning a 1+ acre tract of land from RS to CS, for commercial use, on property located west of southwest corner of West 21st Street South and South 49th West Avenue and abutting west of the subject property.

CZ-186 December 1990: A request to rezone a 3+ acre tract from RS to IH or CH for industrial use, on property located west of the southwest corner of 49th West Avenue and West 21st Street South, and west of subject property. All concurred in denial of IH and CH, and the approval of IM zoning on said tract.

Z-4167 September 1972: All concurred in approval of a request for rezoning a tract of land from IL to RS-3, for residential use being the property is not conducive to industrial use due to topography, on property located west of the southwest corner of W. 21st St. and S. 49th W. Ave. and abutting south of subject property.

12/21/2016 1:30 PM
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site consists of a combination of existing commercial structures, single-family homes and vacant land.

Environmental Considerations: Parts of the northern portion of the proposed area are located in the 500 year floodplain. A large portion of the site currently zoned RS and south of the existing building has been used for illegal dumping. Rezoning will require a Plat and provide a redevelopment opportunity that could help start remediation efforts.

Streets:

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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 108037 dated October 22, 1984 (CZ-113), and 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

CZ-113 December 1990: All concurred in approval of a request for rezoning a 50' x 214' tract of land from RS to CG for industrial use, on property located west of the southwest corner of W. 21st St. and S. 49th W. Ave. and is also a part of the subject property.
Mr. Beach,

As we discussed staff is requesting a continuance for this project to allow time to submit a Planned Unit Development.

Staff request a continuance to the February 1st planning commission meeting. Please submit your application prior to the end of the Day December 22nd to meet that schedule.

Respectfully

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org
### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
Applicant & Owner: Michael Toole

### Applicant Proposal:
Plat Waiver

### Location Map:
(shown with City Council Districts)

![Location Map](image)

### Zoning:
OL

### Staff Recommendation:
Staff recommends approval.

### City Council District:
9
Councilor Name: Ben Kimbro

### County Commission District:
3
Commissioner Name: Ron Peters

### EXHIBITS:
Site Map, Aerial, Site Plan

### Case:
Z-7162 Plat Waiver

### Hearing Date:
December 21, 2016
PLAT WAIVER

December 21, 2016

Z-7162 – West of the SWc E 51st Street & S Yale Avenue

The platting requirement is being triggered by a rezoning from RS-2 to OL that was approved by City Council on March 24th, 2011.

Staff provides the following information from TAC for their December 1, 2016 meeting:

ZONING: TMAPC Staff: The property has been subject to a platting requirement since the approval of the rezoning in 2011; however, building permits were issued and construction was completed in early 2015 and the platting requirement was missed. At this time, the property owner is seeking permits for new occupancy and potential new signage. No additional construction is proposed.

STREETS: No comment.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff can recommend APPROVAL of the plat waiver for this property given that construction is finished, an IDP was completed with permits, and no additional requirements have been identified by the Technical Advisory Committee.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

1. Has Property previously been platted? X
2. Are there restrictive covenants contained in a previously filed plat? X
3. Is property adequately described by surrounding platted properties or street right-of-way? X

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

4. Is right-of-way dedication required to comply with Major Street X
and Highway Plan?
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?
6. Infrastructure requirements:
   a) Water
      i. Is a main line water extension required? X
      ii. Is an internal system or fire line required? X
      iii. Are additional easements required? X
   b) Sanitary Sewer
      i. Is a main line extension required? X
      ii. Is an internal system required? X
      iii. Are additional easements required? X
   c) Storm Sewer
      i. Is a P.F.P.I. required? X
      ii. Is an Overland Drainage Easement required? X
      iii. Is on site detention required? X
      iv. Are additional easements required? X

7. Floodplain
   a) Does the property contain a City of Tulsa (Regulatory) Floodplain? X
   b) Does the property contain a F.E.M.A. (Federal) Floodplain? X

8. Change of Access
   a) Are revisions to existing access locations necessary? X

   a) If yes, was plat recorded for the original P.U.D.

10. Is this a Major Amendment to a P.U.D.? X
    a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?

11. Are mutual access easements needed to assure adequate access to the site? X

12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? X